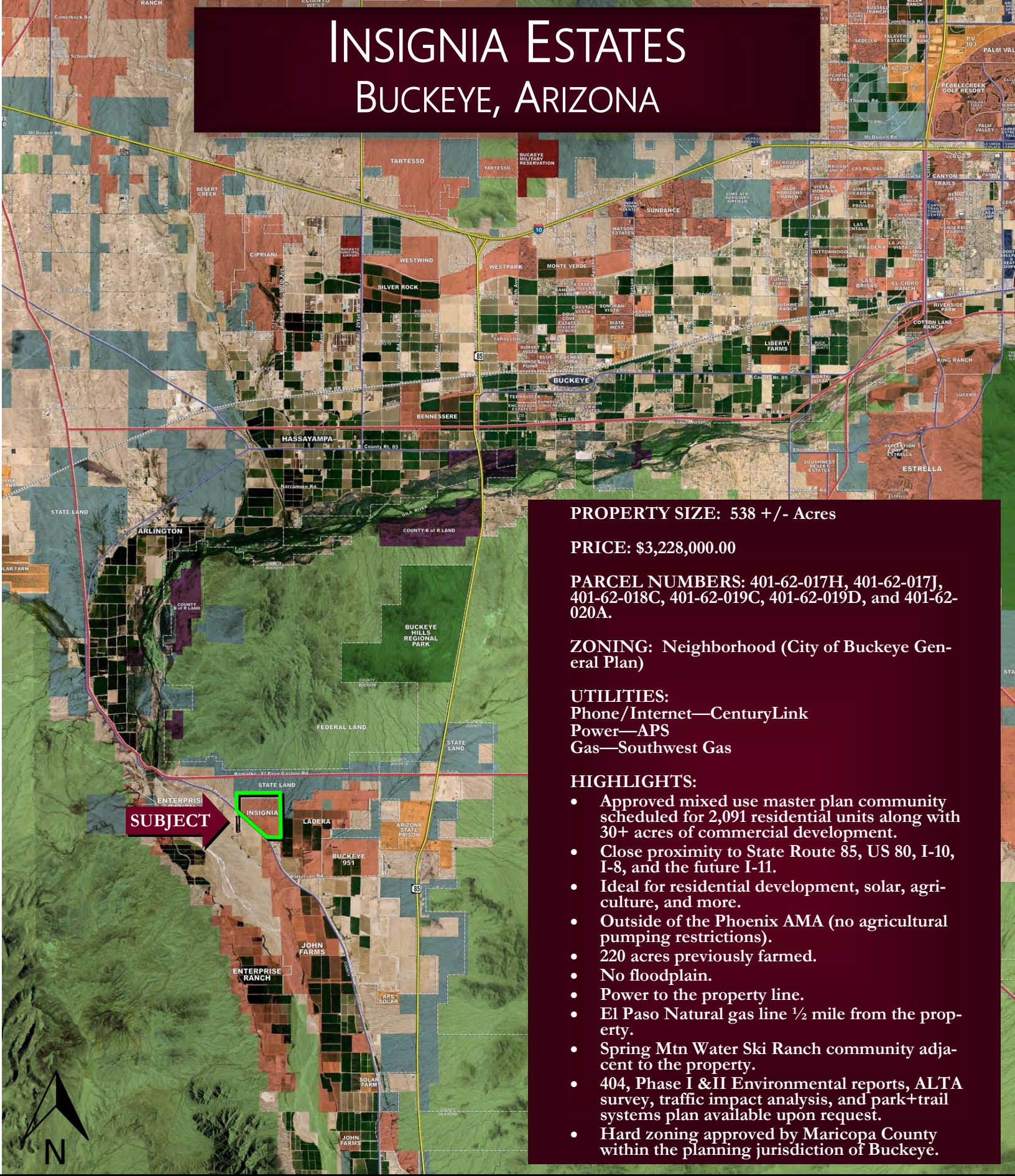


# INSIGNIA ESTATES BUCKEYE, ARIZONA



**PROPERTY SIZE: 538 +/- Acres**

**PRICE: \$3,228,000.00**

**PARCEL NUMBERS: 401-62-017H, 401-62-017J, 401-62-018C, 401-62-019C, 401-62-019D, and 401-62-020A.**

**ZONING: Neighborhood (City of Buckeye General Plan)**

**UTILITIES:**

Phone/Internet—CenturyLink

Power—APS

Gas—Southwest Gas

**HIGHLIGHTS:**

- Approved mixed use master plan community scheduled for 2,091 residential units along with 30+ acres of commercial development.
- Close proximity to State Route 85, US 80, I-10, I-8, and the future I-11.
- Ideal for residential development, solar, agriculture, and more.
- Outside of the Phoenix AMA (no agricultural pumping restrictions).
- 220 acres previously farmed.
- No floodplain.
- Power to the property line.
- El Paso Natural gas line 1/2 mile from the property.
- Spring Mtn Water Ski Ranch community adjacent to the property.
- 404, Phase I & II Environmental reports, ALTA survey, traffic impact analysis, and park+trail systems plan available upon request.
- Hard zoning approved by Maricopa County within the planning jurisdiction of Buckeye.



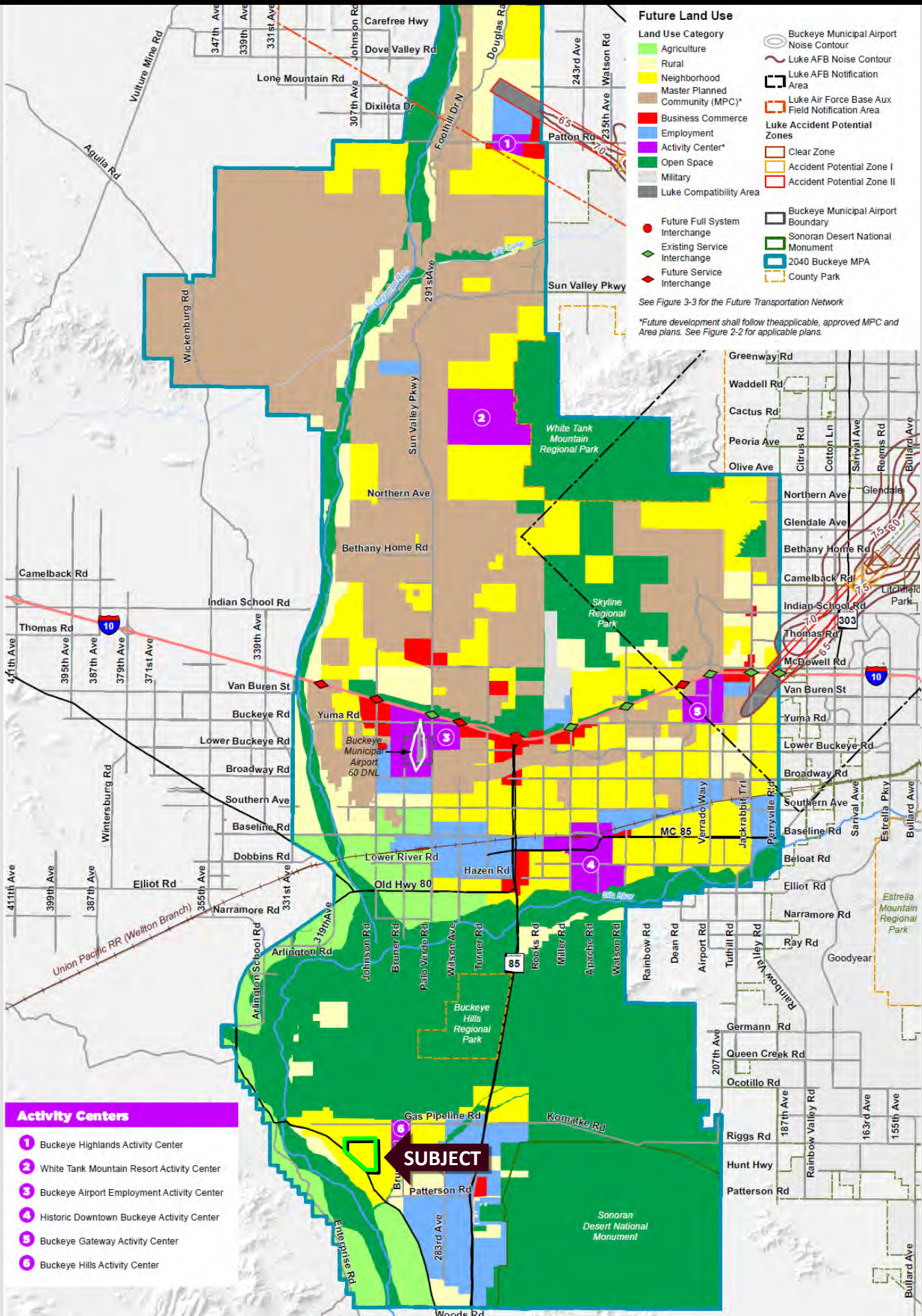
**SCOTT TRUITT - DESIGNATED BROKER**  
 8040 E MORGAN TRAIL SUITE 22  
 SCOTTSDALE, ARIZONA 85258

**OFFICE: 623-977-4900**  
**MOBILE: 602-622-9099**  
**FAX: 888-901-4243**

**TRUITT@WESTERNLANDCO.NET**

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

# CITY OF BUCKEYE GENERAL PLAN



# I-11 Recommended Corridor Alternative



# INSIGNIA

## ZONING PLAN

### FIGURE 4

#### LEGEND

| ZONING | GROSS ACRES  |
|--------|--|
|        | RURAL 190/PAD 33.70 AC                                 |
|        | R1-10 RUPD/PAD 85.00 AC                                |
|        | R1-8 RUPD/PAD 179.82 AC                                |
|        | R1-6 RUPD/PAD 167.34 AC                                |
|        | R-2 RUPD/PAD 46.87 AC                                  |
|        | C-S / PAD 15.27 AC                                     |
|        | C-O / PAD 15.00 AC                                     |
|        | PROPERTY BOUNDARY                                      |
|        | PARCEL BOUNDARY  |
|        | CANAL  |
|        | CANAL EASEMENT (130') (OVERLAPS R.O.W. BY APPROX. 15') |
|        | OLD US 80 RIGHT OF WAY (1/2 R.O.W. 50')                |

NOTE: ALL PARCELS WILL BE LOCATED IN CELLULAR USE DISTRICT 1.

#### VICINITY MAP



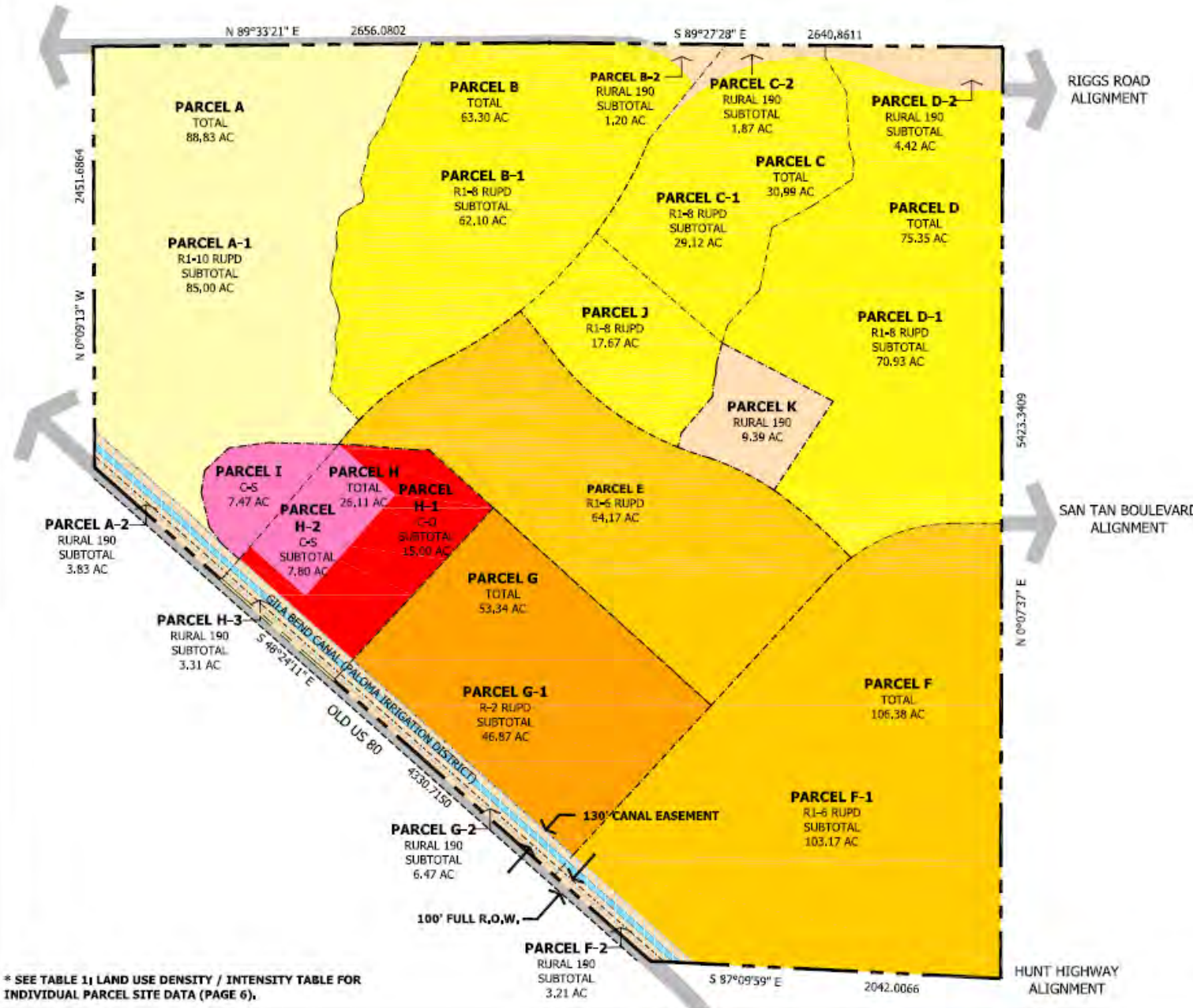
**PREPARED FOR**  
 1  
 1  
 1  
 1

**PREPARED BY**  
 ARCADIS-US, INC.  
 8222 South 48th St., Suite 140  
 Phoenix, AZ 85044  
 (480) 254-2835  
 Contact: Michael Eagan

**SCALE: 1" = 600'-0"**

**DATE: APRIL 2007**  
**REVISED: APRIL 2009**  
 JOB NO. AZ001116

**ARCADIS**



\* SEE TABLE 1; LAND USE DENSITY / INTENSITY TABLE FOR INDIVIDUAL PARCEL SITE DATA (PAGE 6).



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# INSIGNIA

## CONCEPTUAL LAND USE PLAN

CPA 200604

PLAN SUMMARY - Land Use Acreages with Non-developable  
O.S. Recreational O.S., Gila Bend Canal, Old 80 half ROW included

| Land Use               | Parcel | Gross Acres   | Max. Density | Max No. of Units |
|------------------------|--------|---------------|--------------|------------------|
| Small Lot Residential  | A      | 88.81         | 3.0 du/oc    | 265.00           |
|                        | B      | 63.30         | 3.5 du/oc    | 210.00           |
|                        | C      | 30.99         | 4.0 du/oc    | 116.00           |
|                        | D      | 75.35         | 4.5 du/oc    | 280.00           |
|                        | E      | 64.17         | 5.0 du/oc    | 220.00           |
|                        | F      | 106.39        | 10.0 du/oc   | 510.00           |
| Medium Lot Residential | G      | 53.34         | N/A          | 450.00           |
| Community Retail       | H      | 26.11         | N/A          |                  |
| Neighborhood Retail    | I      | 7.47          | N/A          |                  |
| Educational            | J      | 17.87         | N/A          |                  |
| Recreational O.S. Park | K      | 8.38          | N/A          |                  |
| <b>Total</b>           |        | <b>643.00</b> |              | <b>2,091</b>     |

### LEGEND

- SMALL LOT RESIDENTIAL (2-5 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (5-15 DU/AC)
- EDUCATIONAL
- NEIGHBORHOOD RETAIL CENTER
- COMMUNITY RETAIL CENTER
- RECREATIONAL OPEN SPACE
- NON-DEVELOPABLE OPEN SPACE
- BRIDGE CROSSING
- 40% JD WASH
- POCKET PARK

REVISED

APPROVED COPY

RECEIVED

JUL 25 2008

BY: *[Signature]*

PREPARED FOR: \_\_\_\_\_

PREPARED BY:  
ARCADIS  
8222 South 48th St., Suite 140  
Phoenix, AZ 85044  
(602) 438-6883  
Contact: Heather Kishado-Lewis



DATE: JULY 2007  
REVISED: JUNE 2008  
JOB NO. AZ001116

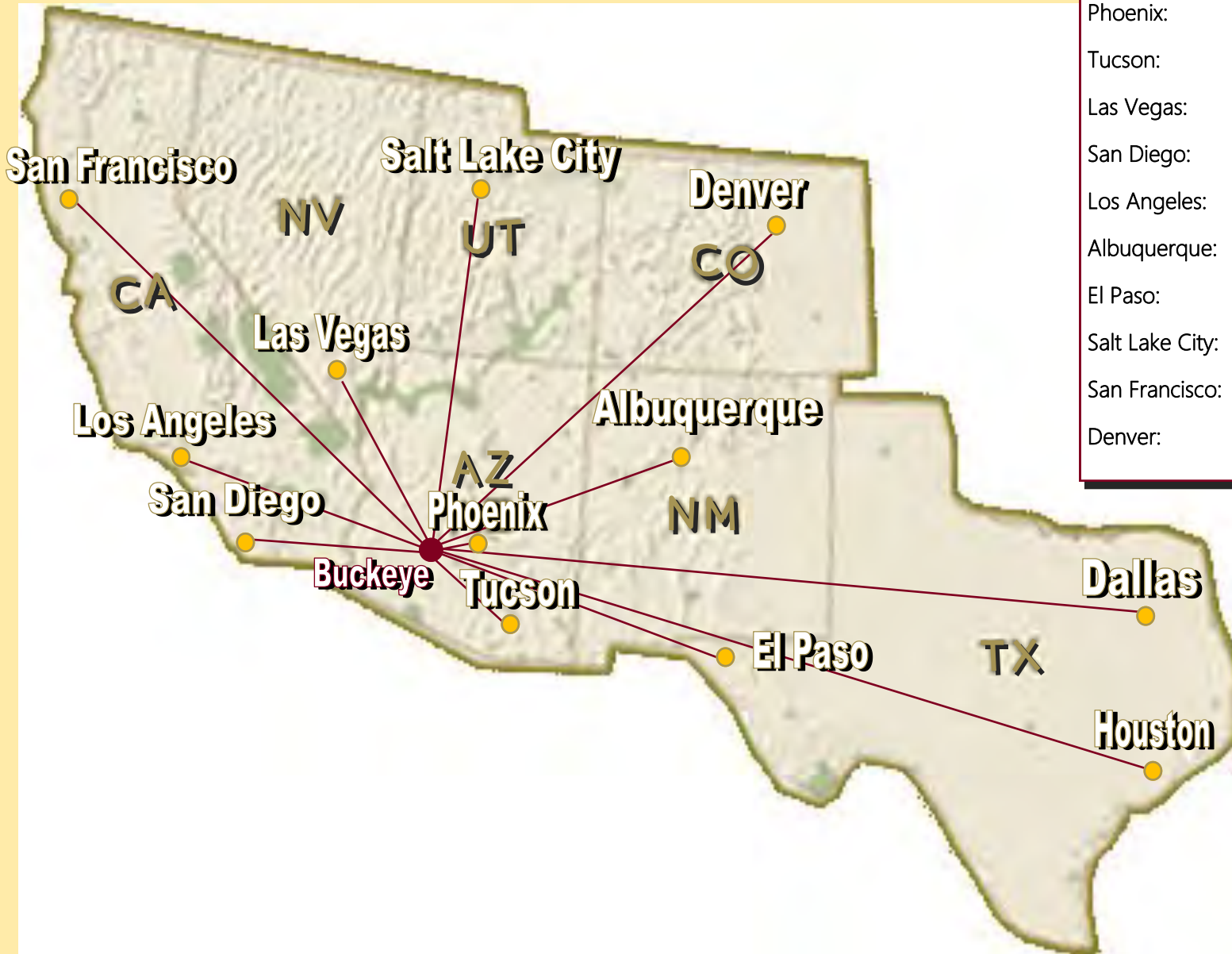


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## DISTANCE AND DRIVE TIME TO MAJOR CITIES



|                 |                         |
|-----------------|-------------------------|
| Phoenix:        | 35 miles / 45 minutes   |
| Tucson:         | 156 miles / 2.26 hours  |
| Las Vegas:      | 294 miles / 4.34 hours  |
| San Diego:      | 320 miles / 4.48 hours  |
| Los Angeles:    | 345 miles / 5.15 hours  |
| Albuquerque:    | 458 miles / 7.20 hours  |
| El Paso:        | 470 miles / 6.46 hours  |
| Salt Lake City: | 714 miles / 10.32 hours |
| San Francisco:  | 746 miles / 10.45 hours |
| Denver:         | 853 miles / 13.31 hours |

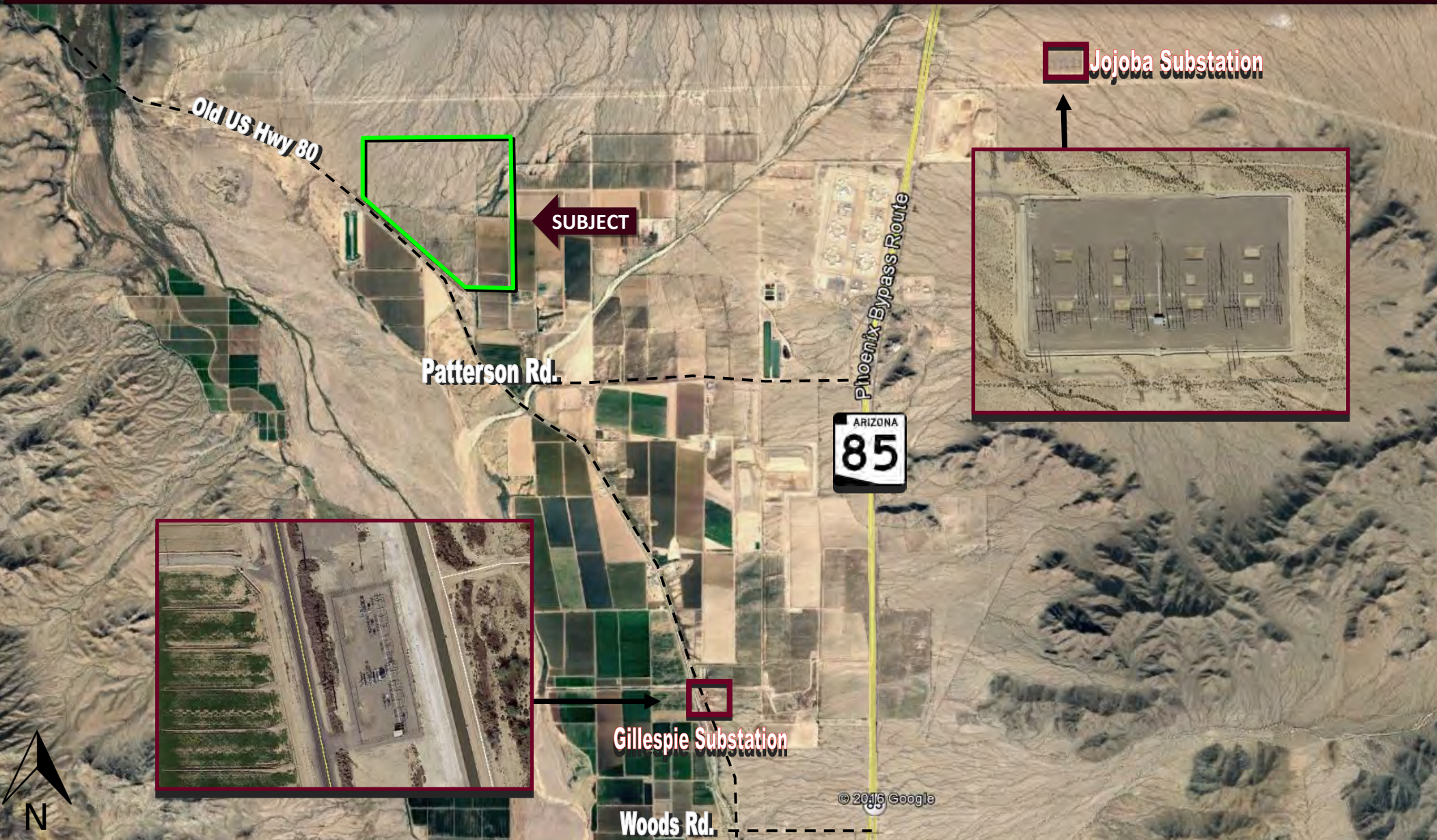


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# SUBSTATION LOCATION MAP



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